118.0	0003	0020.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	111,100 /	111,100
					USE VALUE:	111,100 /	111,100
					ASSESSED:	111,100 /	111,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JJL FOREST STREET LLC
Owner 2:	
Owner 3:	
Street 1:	322 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	IOANNA ANTHONY W TRUSTEE -
Owner 2:	ANTHONY W IOANNA LIVING TRUST -
Street 1:	322 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,471 Sq. Ft. of land mainly classified as Out Bldg. with a Yard Items Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
106	5471.000	24,200	5,100	81,800	111,100
Total Card	0.126	24,200	5,100	81,800	111,100
Total Parcel	0.126	24,200	5,100	81,800	111,100

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct 76161

GIS Ref

GIS Ref

Insp Date 08/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 118.0-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	106	FV	24,200	5100	5,471.	81,800	111,100	111,100	Year End Roll	12/18/2019
2019	106	FV	17,300	5100	5,471.	82,900	105,300	105,300	Year End Roll	1/3/2019
2018	106	FV	17,300	5100	5,471.	61,900	84,300	84,300	Year End Roll	12/20/2017
2017	106	FV	17,300	5100	5,471.	56,100	78,500	78,500	Year End Roll	1/3/2017
2016	106	FV	17,300	5100	5,471.	53,700	76,100	76,100	Year End	1/4/2016
2015	106	FV	17,300	5100	5,471.	45,600	68,000	68,000	Year End Roll	12/11/2014
2014	106	FV	17,300	5100	5,471.	43,200	65,600	65,600	Year End Roll	12/16/2013
2013	106	FV	17,300	5100	5,471.	41,100	63,500	63,500		12/13/2012

!9173!

PRINT

Date	Time
12/10/20	23:40:51

LAST REV

Date	Time
08/29/18	10:10:24

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9173

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IOANNA ANTHONY	69514-220		6/28/2017	Mult Lots	685,000	No	No		
IOANNA ANTHONY	55420-307		9/21/2010	Convenience	10	No	No		
	11481-665		3/22/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	Meas/Inspect	PH	Patrick H
2/15/2000	Meas/Inspect	264	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	76161
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
106	Out Bldg.		5471		Sq. Ft.	Site		0	70.	0.21	5			Unbuild	-80					81,778						81,800	

Total AC/HA: 0.12560 | Total SF/SM: 5471 | Parcel LUC: 106 | Out Bldg. | Prime NB Desc: ARLINGTON | Total: 81,778 | Spl Credit | Total: 81,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	94 - Yard Items
Sty Ht:	0 - 1 St condo
(Liv) Units:	0 Total: 0
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	
Year Blt: 0	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	6 - Average
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated: 100	% AC:
Solar HW: NO	Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	0.00
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	0.000
Other Features:	35000
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	35000
Depreciation:	10850
Depreciated Total:	24150

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0		Baths:					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	0	0	
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	24200	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: | Total:

Size Ad | Gross Are | FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0003-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X19	A	AV	1940	21.27	T	40	106			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100